



# County of Monterey

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Board Report

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**File #:** PC 17-047, **Version:** 1

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### **PLN170126 - PATTERSON**

Public hearing to consider permits for the construction of a single-family dwelling with amenities and removal of six Monterey Pine trees.

**Project Location:** 3078 Forest Way, Pebble Beach, Greater Monterey Peninsula Area Plan

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

#### RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find the project Categorically Exempt per Section 15303 of the CEQA Guidelines; and
- 2) Approve
  - a. Design Approval to construct a one-story single-family dwelling (3,100 sq. ft.), attached garage (590 sq. ft.), side patio (230 sq. ft.), porch (80 sq. ft.) and deck (190 sq. ft.) and associated grading (380 cubic yards of cut and 30 cubic yards of fill).
  - b. Use Permit for the removal of six Monterey Pine trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit C**). Staff recommends approval subject to 18 conditions of approval.

#### PROJECT INFORMATION:

**Agent:** Cheryl Burrell

**Property Owner:** Richard & Anne Patterson

**APN:** 007-692-005-000

**Parcel Size:** 12,469 sq. ft.

**Zoning:** MDR/B-6-D-RES

**Plan Area:** Greater Monterey Peninsula

**Flagged and Staked:** Yes

#### SUMMARY/ DISCUSSION:

The subject application is for the construction of a new single family dwelling and related amenities (garage, patio, porch, deck) totaling approximately 4,200 square feet on an existing vacant residential parcel in the Pebble Beach community. The project site is located on 0.2862-acre (12,469 square foot) parcel located in Pebble Beach of the Del Monte Forest (3078 Forest Way, Pebble Beach, Assessor's Parcel Number: 007-692-005-000).

Staff conducted a site visit on April 5<sup>th</sup>, 2017. The project was staked and flagged and staff determined the proposed structure was appropriately sited on a relatively constrained parcel. The proposed structure is consistent with the surrounding residential development and will blend with the natural environment since no further landscaping will be added. Landscaping will be kept in its natural state to attribute to the uniqueness of the surrounding Del Monte Forest. The classic modern architecture design is consistent with the design guidelines of the Del Monte Forest. Furthermore, the Del Monte Land Use Advisory committee unanimously recommended approval.

Although 6 trees are requested for removal, 4 of the 6 trees are in poor condition. The specific condition of the trees is as follows:

- One 8" diameter tree has stem decay
- One 18" diameter tree has exposed roots with uplifting soil
- Two 16" & 18" diameter trees are infested with beetles
- Two 16" diameter trees are in fair condition.

Pursuant to the requirements of the Monterey County Zoning Ordinance Section 21.64.260.D.4 (Title 21), the six trees being removed will need to be replaced onsite on a one-to-one (1:1) ratio. A condition of project approval, (Condition No. 8) requiring the replacement/replanting of all removed trees has been applied to the project. In addition, surrounding trees located close to the construction site shall be protected from construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials.

#### OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

Environmental Health Bureau  
RMA-Public Works  
RMA-Environmental Services  
Water Resources Agency  
Pebble Beach Community Service District  
Del Monte Forest Land Use Advisory Committee

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee on April 20, 2017. The LUAC recommended approval of the project by a vote of 5/0 (**Exhibit B**).

Prepared by: Son Pham-Gallardo, Assistant Planner, x5226  
Reviewed by: Jacqueline R. Onciano, RMA Chief of Planning  
Approved by: Carl P. Holm, AICP, RMA Director

The following attachments are on file with the RMA:

Exhibit A - Project Data Sheet  
Exhibit B - Del Monte Forest LUAC Minutes  
Exhibit C - Draft Resolution including:

- Conditions of approval
- Site Plans, Floor Plans & Elevations

Exhibit D - Vicinity Map  
Exhibit E - Arborist Report  
Exhibit F - Final Map

cc: Front Counter Copy; Planning Commission; Son Pham-Gallardo, Assistant Planner, Brandon Swanson, RMA Services Manager; Cheryl Burrell, Agent; Richard & Anne Patterson, Applicant/Owner; The Open Monterey Project (Molly Erickson); LandWatch (Executive Director); John H. Farrow; Janet Brennan; Project File PLN170126